



## Prospect Lane

Harpenden, AL5 2PL

Detached family home circa 2510 sq ft with versatile living accommodation, offering great potential to extend and re-model (STPP). The property benefits from a fabulous location overlooking open countryside to the front and a mature garden over 95 ft and sitting on a plot of 0.34 acres

**Guide price £1,950,000**

# Prospect Lane

Harpenden, AL5 2PL



- Detached four bedroom home
- Spacious reception rooms
- Council Tax Band G
- Circa 1680 sq ft
- Great potential to extend and refurbish (STPP)
- Overlooking open countryside
- Mature garden over 95 ft

## Entrance Hall

## Cloakroom

## Living Room

23'9" x 13'10" (7.25m x 4.23m)

## Family Room

13'9" x 9'8" (4.21m x 2.97m)

## Kitchen/Breakfast Room

20'0" x 14'7" max (6.10m x 4.45m max)

## Utility Room

8'11" x 5'1" (2.73m x 1.57m)

## Dining Room

13'10" x 12'0" max (4.23m x 3.66m max)

## Study

12'6" x 9'0" (3.82m x 2.76m)

## Bedroom One

15'1" x 13'10" (4.62m x 4.24m)

## En-suite Shower

## Bedroom Two

13'6" x 10'6" (4.14m x 3.22m)

## Bedroom Three

14'0" x 9'10" (4.27m x 3.02m)

## Bedroom Four

9'11" x 9'8" (3.03m x 2.97m)

## Bathroom

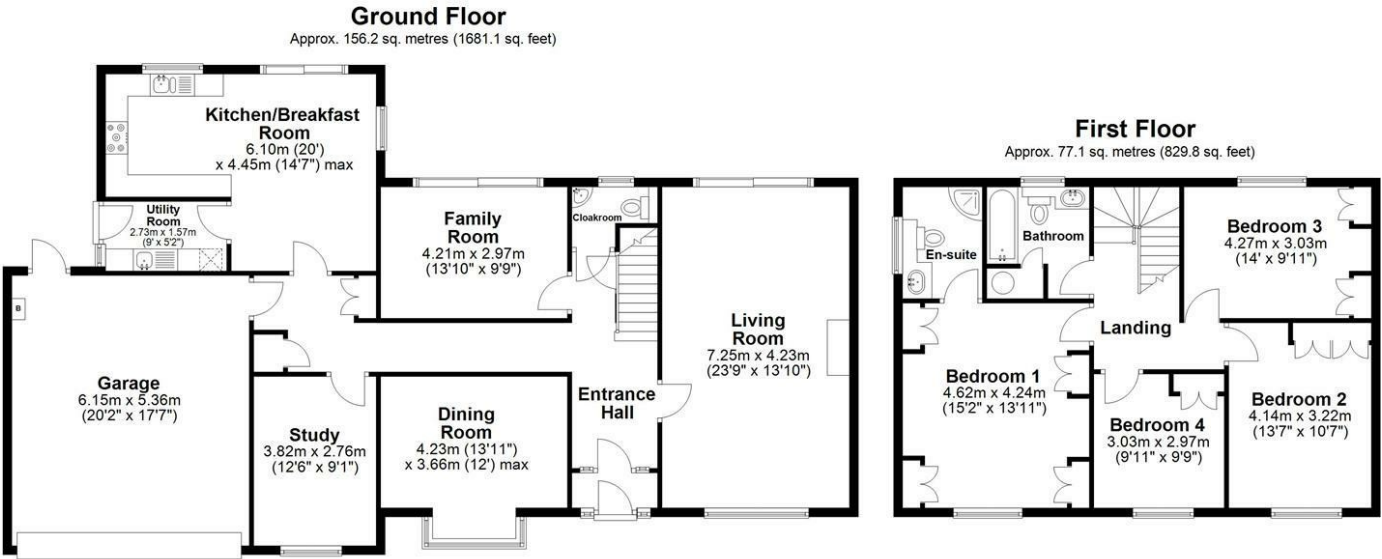
## Garage

20'2" x 17'7" (6.15m x 5.36m)





Floor Plan



Total area: approx. 233.3 sq. metres (2510.9 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.  
Plan produced using PlanUp.

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